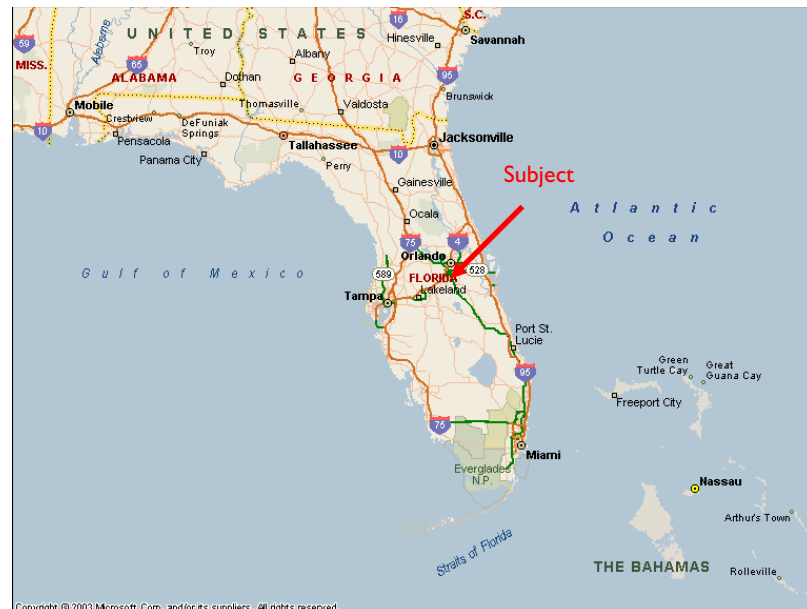


FOR LEASE

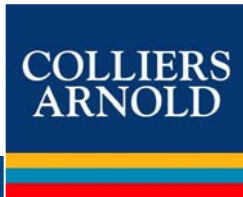
Lakeland, FL 2850 INTERSTATE DRIVE

2850 INTERSTATE DRIVE, LAKELAND, FL 33805



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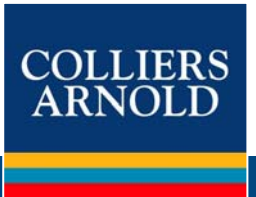


AVAILABLE FOR LEASE

- 139,500 SF warehouse/distribution building
- Lot size – 9.45 acres
- New concrete tilt wall construction to withstand 110 MPH winds
- Located at I-4, Exit 31 with easy highway access
- Located in an Enterprise Zone
- City of Lakeland water, sewer, electric power, fire and police; Verizon phone service
- Rent reduced to \$4.50/SF NNN with free rent to qualified tenants

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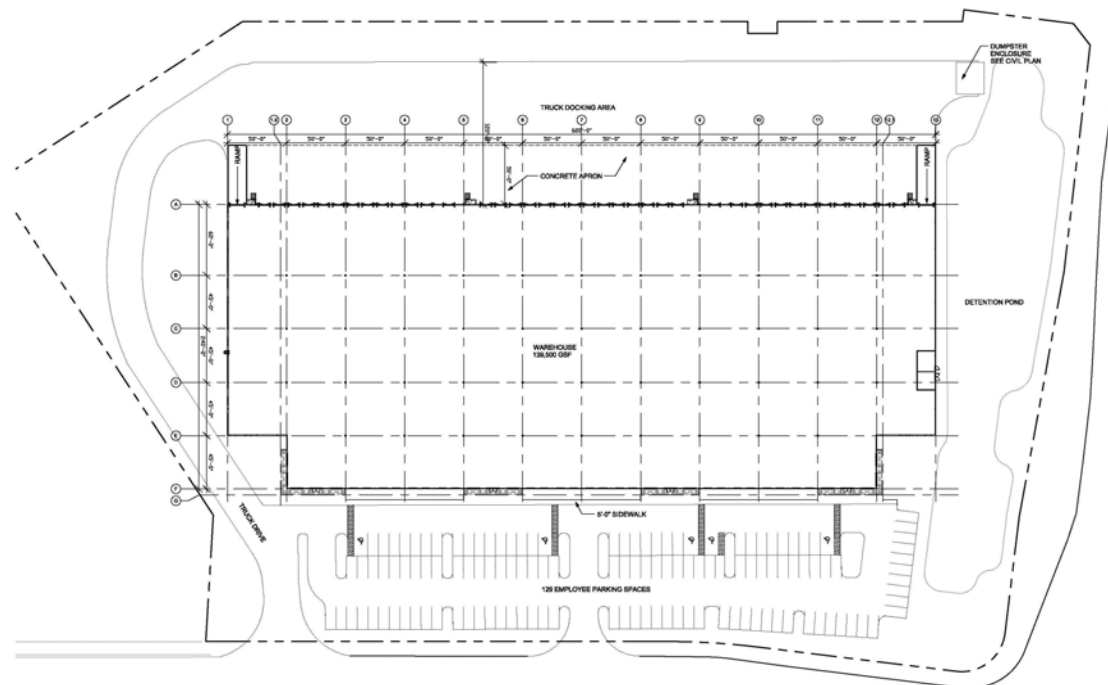


Lakeland, FL 2850 INTERSTATE DRIVE

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Site Information

» Zoning	PUD allowing manufacturing, warehouse, wholesale, office and other services
» Dimensions	240' X 600' building; 120' truck court
» Dock Doors	Forty (40) with two (2) drive in ramps
» Roof	Mechanically attached, 0.60 white TPO roof system
» Clear Height	30 feet
» Column Spacing	50' X 45'
» Floor Load/Thickness	6" concrete, 4,000 PSI concrete
» Fire Safety System	ESFR
» Electrical Power	3,000 amp, 277/480 v
» Parking Spaces	129
» Lot Size	9.45 acres



LOCATION, LOCATION, LOCATION.

Lakeland Interstate Business Park is a first class location and this building is well positioned for visibility among a prestigious group of corporate neighbors. With its location between Tampa and Orlando, Lakeland is the strategic location of choice for warehouse and distribution facilities in Central Florida. Over 8.5 million people live within a 100 mile radius of this Lakeland site. There are two international airports within a one hour drive from the site. Florida's largest port, Port of Tampa, is less than one hour away. Interstate 4 offers east and west access from the Gulf Coast to the Atlantic Beaches. Interstates 75, 95 and the Florida turnpike provide access to points north and south, from Miami to the Georgia border.